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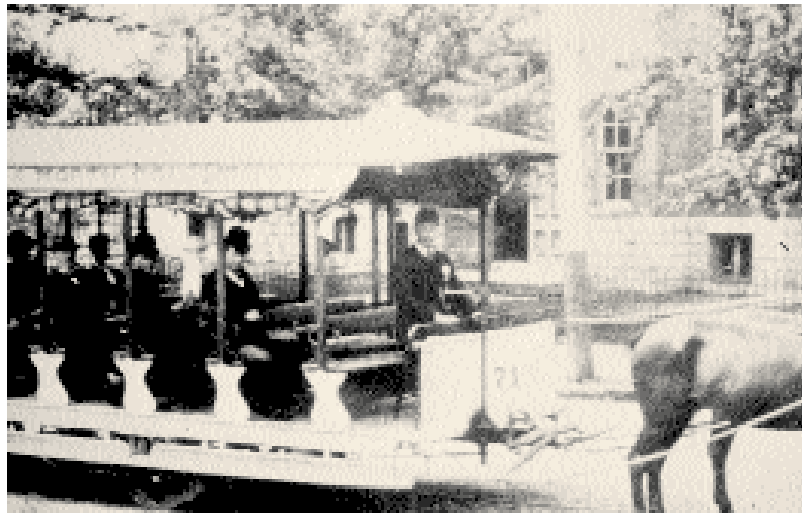


APPENDIX

History of High Street in the University Area: The Rise and Decline of an Urban Main Street

Initially a trail for Native Americans, High Street became the first major north/south road in Columbus in 1812, connecting the early city with the bustling farming and trading community located north of the current campus. High Street emerged as the “Main Street” for the growing North Columbus community in the 1850s. Streetcar connections in the 1870s brought significant growth to what is today the University Area. By the 1880s, the areas around Hudson Street and 11th Avenue represented large commercial nodes serving neighborhoods that early on displayed significant diversity—including a full spectrum of affluent, middle-class, and working-class housing.

When The Ohio State University opened in 1873—with fewer than 100 students—its front door faced High Street. Long’s Bookstore moved to its present location in 1909, and in 1918



A horse-drawn streetcar at High Street and Northwood Avenue.

the formal campus entry appeared at 15th Avenue. As the university’s population grew—reaching 18,000 in the 1930s—a campus commercial district flourished. Several theaters appeared, including the State Theater—now the Newport. By 1948, High Street was a bustling “Main Street” with three of Columbus’ busiest commercial centers: at 5th Avenue, from 10th Avenue to Norwich Avenue, and from Hudson Street to Dodridge Street. The adjacent residential neighborhoods were largely in place.

By the mid-1960s, the more affluent residents living closer to downtown joined the national trend and moved to the suburbs. By the 1970s, the southern part of the district had the city’s highest concentration of Section 8 housing units (for low-income residents) and High Street began to decline south of the campus. This trend became evident to the north of campus by the next decade. Other factors influenced High Street: Vietnam-era student riots shocked retailers into boarding up windows and closing off 15th Avenue to campus;



the street lost its captive market as student car-ownership rates shot up; curbside parking was removed and four side streets were closed off in 1978; zoning regulations were loosened in single-family neighborhoods; and the 60-foot setback requirement was introduced.

Construction of I-71, allowing traffic to bypass High Street and

making it easier for local residents to reach suburban malls, accelerated the local impact of the national decline in urban retailing. High Street lost the critical mass of retail, services, and entertainment that had sustained it as the commercial backbone of the area for



Hennick's (above, in a photo taken about 1904) was a popular High Street eatery for many years. Streetcar service on High Street (left).

a century. Deprived of this vital “Main Street” and destabilized by destructive development, adjacent neighborhoods continued to decline.

APPENDIX B

The Case for Rehabilitation and Preservation

In essence, High Street has served as the “downtown” of the University Area for more than 100 years, and like the downtowns of many small towns in Ohio and around the nation, the majority of its buildings were built between 1860 and 1940 when many commercial structures were two or three story buildings. Although these buildings exhibited characteristics of recognized historic architectural periods, they were not meant to be “high style” structures; their distinctiveness was often in their detail, scale, materials and massing. Unfortunately, these were often the very qualities, that were covered over, taken off, or “remodeled” over years of maintenance or misguided updating, and “renovation.”

Like the downtown in a small town, High Street has acted as a focal point for many aspects of community life, provided jobs and income for local and regional residents, and maintained tax revenue for the municipality. High Street is, however, more

than just retail or entertainment uses. The historic and potentially marketable nostalgic quality of High Street should be emphasized. Much of the appeal of High Street to Columbus consumers, returning alumni, and its permanent residential population of students and nonstudents lies in its seemingly unchanged, vintage avant-garde charm and in its evocative “return-to-campus” look. In this sense, it is not unlike other successful Columbus commercial nodes that retain and emphasize a special historic quality, such as the North Market Historic District, the Short North arts and restaurant district, and the historic Brewery District.

As in many “downtowns,” owners on High Street often faced rising maintenance costs and shoppers who seemed to prefer newer and more trendily designed stores. Unfortunately, many owners responded with hasty and foreign-looking remodeling efforts, resulting in downsized windows, closed recessed entryways, lowered ceil-

ings, unused upper floors, and the use of stucco, perma-stone, and plywood. Remodeling and perhaps the results of previous remodeling now confront the owner in trying to update a building’s appearance and stay current with the consumer market. In doing so, owners should note that the trend in creating and marketing shopping areas is to achieve the very look that is largely present in the buildings (or assemblage of buildings) that make up High Street—a “Main Street” look in a traditional college town.

The substantial number and intact blocks of late Victorian and early 20th-century buildings creates an architecturally strong streetscape. These original buildings often display the features and mixture of styles desired by developers seeking to create urban shopping “villages.” Several of these buildings may qualify for a National Register of Historic Places listing, which offers the additional incentive of tax credits.

When considering changes in a primary character-giving building, follow these general principles to maintain its overall architectural character:

- Every effort should be made to preserve, return to, or closely match the original design.
- Respect strong architectural character—any attempt to change a building’s theme or style should be discouraged.
- Alterations of a building’s elevation should be compatible with the remaining and unchanged aspects of the building.
- Side and rear walls may remain plainer but should relate to the main elevation by color, material, and detail as much as possible.
- Unusual architectural features such as bay windows, ornamental eaves, elaborate parapets, carved stone, or materials that may reflect one-of-a-kind use on High Street, including cast-iron pillars or facade, should be retained and restored as much as possible when considering functional changes.

Since the word “preservation” has come to mean a range of activities from boarding up windows to replacing existing build-

ing fabric, the following definitions may be useful within the context of these *Guidelines*:

- **Protection** is defending or guarding a property from further deterioration, loss, or danger. It is temporary in nature and anticipates future historic preservation treatment.
- **Stabilization** is establishing weather-resistant measures and structural stability in an unsafe or deteriorating property, maintaining the property as it exists for the present.
- **Preservation** is sustaining the existing form, integrity, and material of a building and may include stabilization work and on-going maintenance in historic building materials.
- **Rehabilitation** is returning a property to a state of utility through repair or alteration, making efficient contemporary use possible, while preserving those portions and features of the property that are historically and architecturally significant.
- **Restoration** is meticulously recovering the form and details of the property as it appeared in a particular period of time, often by removing later work or replacing

missing earlier work.

- **Reconstruction** is reproducing through new construction the exact form and detail of a building, or parts of the building, as it appeared in a specific period.

The Secretary of the Interior’s Standards for Rehabilitation

Most work is done in rehabilitation—not preservation, restoration, or reconstruction. Therefore, the following standards, based upon the Secretary of the Interior’s *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, provide an excellent guide for rehabilitating projects along High Street.

- 1** Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
- 2** The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal

appendices

or alteration of any historic material or distinctive architectural features should be avoided when possible.

- 3** All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- 4** Changes that have taken place in the course of time are evidence of the history and development of a building, structure, site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- 5** Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.
- 6** Deteriorated architectural features shall be repaired

rather than replaced wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

- 7** The surface cleaning of buildings shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- 8** Every reasonable method shall be made to protect and preserve archeological resources affected by, or

adjacent to, any property.

- 9** Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- 10** Whenever possible, new additions to or alterations of structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

These standards strongly convey that significant, contributing, and defining buildings should be rehabilitated with respect to their existing materials and features and that additions and changes may occur if done correctly.

APPENDIX C

Demolition Considerations

Goals for High Street’s revitalization emphasize preserving and enhancing its “Main Street” qualities. Demolition of primary character-giving structures can greatly affect the existing character. Because High Street contains many intact traditional buildings that provide a strong streetwall, demolition should not be considered unless the new buildings will continue this edge and enhance the pedestrian environment. In particular, demolition of buildings that contribute to historic character is strongly discouraged.

Careful consideration should be given to whether a building or architectural feature would constitute an irreplaceable loss to the quality and character of the corridor. Where possible, efforts should be made to preserve primary character-giving buildings or features. Before demolition, owners are encouraged to ensure that the proposed new building will be consistent with the goals

and guidelines for the area. In this regard, owners are strongly encouraged to meet with the University Area Review Board prior to demolition to seek guidance about the new development.

Current city ordinance requires that each demolition application be reviewed by the University Area Commission. The commission applies the following criteria in its consideration of each demolition application:

- 1 Significance**—contributing attributes; historical value, physical or otherwise.
- 2 Location**—address of prominence or significance; importance within context of adjacent structures; degree of compliance with established objectives; whether it is part of a special area, such as a gateway or other highly visible site; whether it has assembly potential with adjacent properties.
- 3 Condition**—age; structural condition; state of repair; code violations; general appearance; condition of exterior, interior and grounds.
- 4 Rehabilitation potential**—condition; adaptability; ability to incorporate or reuse the facade or significant architectural features in the redevelopment design.
- 5 Economic value**—revenue and tax comparison of reuse *vs.* redevelopment; cost comparisons for rehab/reuse and redevelopment; and financial statement/commitment to fulfilling the proposal.
- 6 Property’s current use**—degree of conformance with zoning standards; assessed land and building value; appraised market value; current revenue and tax contributor; if vacant, period since last occupied.
- 7 Redevelopment time-frame**—length of time site remains vacant; interim use of site before construction begins; perimeter security, landscaping and maintenance of the site while vacant.
- 8 Redevelopment plans**—site plan, floor plans, and elevations.

Unfortunately, some properties may suffer from a lack of maintenance. “Failure to maintain” is the willful neglect of a structure leading to its destruction or the need for demolition by deterioration. To avoid undue expenses, property owners, particularly

those of primary character-giving structures, should not by willful action or willful neglect fail to provide reasonable care, maintenance and upkeep sufficient to ensure such structure’s perpetuation and to prevent its destruction by deterioration.



APPENDIX D

Character Designations of Individual Properties

To assist in describing the corridor, a visual character assessment was undertaken by several members of the University Area Commission in the 1998 during the planning process for *A Plan for High Street*. The assessment is intended to convey

the commission's perspective regarding demolition considerations. The map on pages 70-71 shows the designations that have been assigned to individual buildings and sites along High Street.



Primary Character-Giving Building

Buildings, or significant portions thereof, that exhibit a height and scale, proportions, principal details and overall character consistent with the majority of the vernacular commercial architecture of the study area.

Buildings indicated as such generally merit rehabilitation and/or adaptive reuse. Redevelopment of these sites should only be considered for new buildings that significantly enhance the urban character of the surrounding environment and that would be consistent with the recommendations of *A Plan for High Street*.



Secondary Character-Giving Building

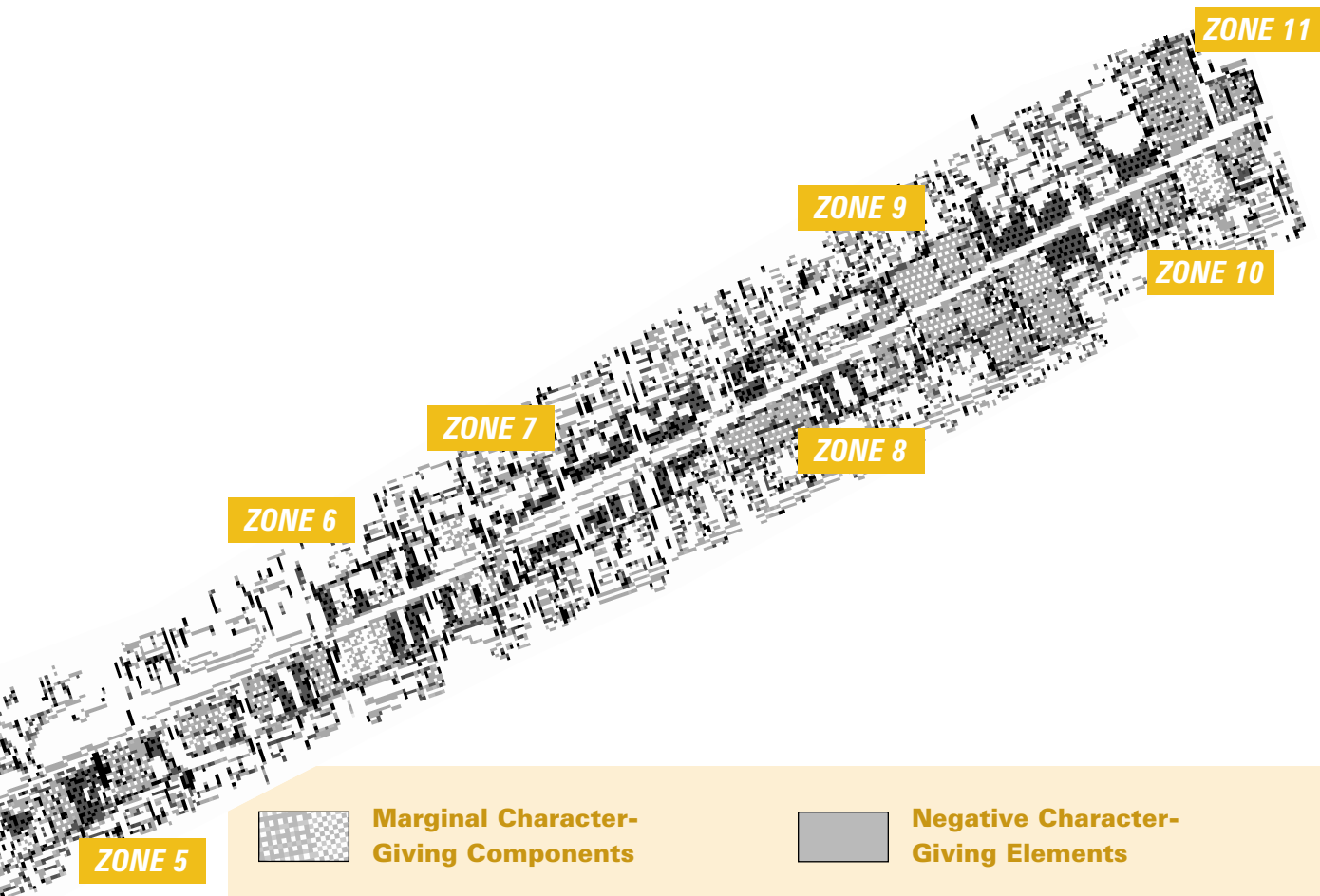
Buildings, or significant portions thereof, that exhibit characteristics similar to the above, except the current structure has been superficially altered in an inappropriate manner (most often a simple facade overlay).

Buildings indicated as such merit removal of the inappropriate alterations and a rehabilitation to the potential “primary” status. Redevelopment of these sites should only be considered for new buildings that significantly enhance the urban character of the surrounding environment and would be consistent with the recommendations of *A Plan for High Street*.



Map courtesy of Bass Studio Architects

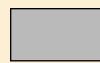
character designation



Marginal Character-Giving Components

Buildings, or significant portions thereof, that may exhibit some desirable characteristics (i.e., overall size, style or relationship to the street), but that are otherwise inappropriate in character.

Buildings indicated as such may require significant rehabilitation, renovation or redevelopment to bring them up to the urban character sought in the *Guidelines*. Such sites may provide excellent redevelopment opportunities for appropriate, urban buildings.



Negative Character-Giving Elements

Buildings, or properties, that are underdeveloped, not developed, vacant lots, or otherwise not consistent with the goals of the *Guidelines*.

Buildings or properties indicated as such are ideal candidates for redevelopment for new projects consistent with the recommendations of *A Plan for High Street*.

APPENDIX

E

Glossary

animated pedestrian space

An outdoor urban space adjacent to a main street, containing functions and furnishings that invite active pedestrian use, such as outdoor dining, seating, entryways, passageways, vest-pocket parks or public art.

articulated facade

A building facade that contains three-dimensional elements, usually regularly spaced, such as expressed structural piers, columns, pediments, recessed doorways, bay windows, projecting and recessed bays, canopies and other components, that give the building scale and texture.

awning

A hood or cover that projects from the wall of a building, intended only for shelter or ornamentation.

bay

A vertical division of the exterior of a building marked by door and window openings.

bay window

A projecting window, usually with angled sides, that rests on its own foundation.

bracket

A structural element that visually or structurally supports a cornice or overhang.

bulkhead

A horizontal area below a window on a first-level storefront. It is usually made of wood.

bungalow

A true bungalow is a one-story building with a large, low-pitched roof and dormers that make the roof space habitable as a “second” story.

canopy

An awning that is additionally supported by one or more columns.

coping

A capping or covering of the top of a wall.

cornice

A projecting molding along the top of a building or first-floor level.

cultured or cast stone

An artificial material, usually cement-based, that is colored and cast into molds to resemble a wide variety of stone types; typically installed as a thin veneer.

curb cut

A break or opening in the sidewalk and curb that allows vehicles to pass through.

dentils

A series of small blocks affixed to a cornice.

dormer

A smaller structure that projects from a sloping roof, usually with a window.

double-hung window

A window with two sashes that opens vertically.

eave

A projecting building element at the top of an exterior building wall or the underpart of a sloping roof overhanging a wall.

ell

A projection on a house that is perpendicular to the main block and forms a floorplan whose shape resembles the letter “L.”

façade

The front or “face” of a building.

fenestration

The design and placement of windows and doors in a building.

gable

The triangular part of an end wall under a pitched roof.

hip

The line where two roof slopes meet; a hipped roof has a slope on all four sides and resembles a pyramid.

glossary

infill

The materials or buildings that close off a gap or opening in a building or a row of buildings.

internally illuminated

Lit from inside. Typically a self-contained light box backlighting a formed plastic face of the graphic.

lintel

The horizontal piece at the top of a window or door opening.

masonry

Constructed of stone, cement, or brick.

massing

The size, shape, and proportion of a building.

mortar

A mixture of lime or cement, sand, and water used in masonry construction. Acts as a cushion to handle expansion and contraction between masonry units.

parapet

A low protective wall at the edge of a roof.

pier

Square masonry porch or storefront support.

pilaster

A flat pier that is attached to the wall surface and has a slight projection.

primary character-giving building

Buildings, or significant portions thereof, that exhibit a height, scale, proportions, principal details, and overall character consistent with the majority of the vernacular commercial architecture of the area.

proportion

The relationship between length and width of like elements. Vertical proportions indicate that an element is taller than it is wide, and horizontal proportions indicate that an element is wider than it is tall.

rehabilitation

Returning a property to a state of utility through repair or alteration, making efficient contemporary use possible, while preserving those portions and features of the property that are historically and architecturally significant.

repointing

Raking out old mortar joints and filling them with new mortar.

restoration

Meticulously returning a property to its historic appearance and function.

rhythm

Repetition of shapes, accents and proportions.

right-of-way

The area dedicated and set aside for a road or street, usually including elements adjacent to the paved surface, such as curbs, gutters, and sidewalks.

rusticated or fractured block

A manufactured masonry unit whose face resembles the texture characteristics of stone.

sash

A frame designed to hold window glass; the moving part of a window.

scale

The comparison of size of building elements to human form.

setback

The distance from the exterior wall to a property line. These dimensions are generally governed by the zoning code.

sidewalk edge

The edge of the sidewalk farthest from the curb, typically along the front property line.

sill

The base of a window or door.

split-face concrete block, or cinderblock

A masonry unit that has been broken in half to create a rough texture resembling split stone; available in a variety of colors beyond the traditional gray.

storefront

The street-level windows of a commercial building, generally incorporating large areas of glass for display purposes.

storefront cornice

A projecting molding above the street-level display windows and below the upper story windows.

storefront frame

The wood or metal edges that hold the glass areas of the storefront in place.

story

A unit of measure equal to the vertical distance between two adjacent floor levels or between a floor and the roof. It defines a space intended for occupancy that manifest itself on

the facade through an architectural expression of its use and contextual scale.

structure

A building, monument, work of art, work of engineering or other object permanently affixed to the land.

transom

A horizontal piece of glass above a window or door opening.

APPENDIX F

Regulations for the University Impact District

3372.504 University Impact District.

(A) *The University District Planning Study, Report to City Council* and the *Plan for High Street* support the need to implement appearance control within a specific portion of the University Area. This area is hereby designated as the University Impact District, hereafter referred to as the Impact District, and is bounded as follows:

Beginning at the centerline intersection of High Street and Arcadia Avenue; thence easterly along Arcadia Avenue approximately two-hundred-fifty-seven (257) feet; thence southerly to Dodridge Street and continuing along Pearl Street to Hudson Street; thence easterly to East Avenue; thence southerly to Kinnear Alley (the east/west alley between Hudson and Tompkins Streets); thence westerly to Pearl Street; thence southerly along Pearl Street and an imaginary extension thereof, to the east/west alley just south of Northwood Avenue;

Thence easterly along said alley crossing Indianola Avenue and continuing along Northwood Avenue to Fourth Street; thence northerly to Alden Avenue; thence easterly to the north/south alley just east of Fourth Street;

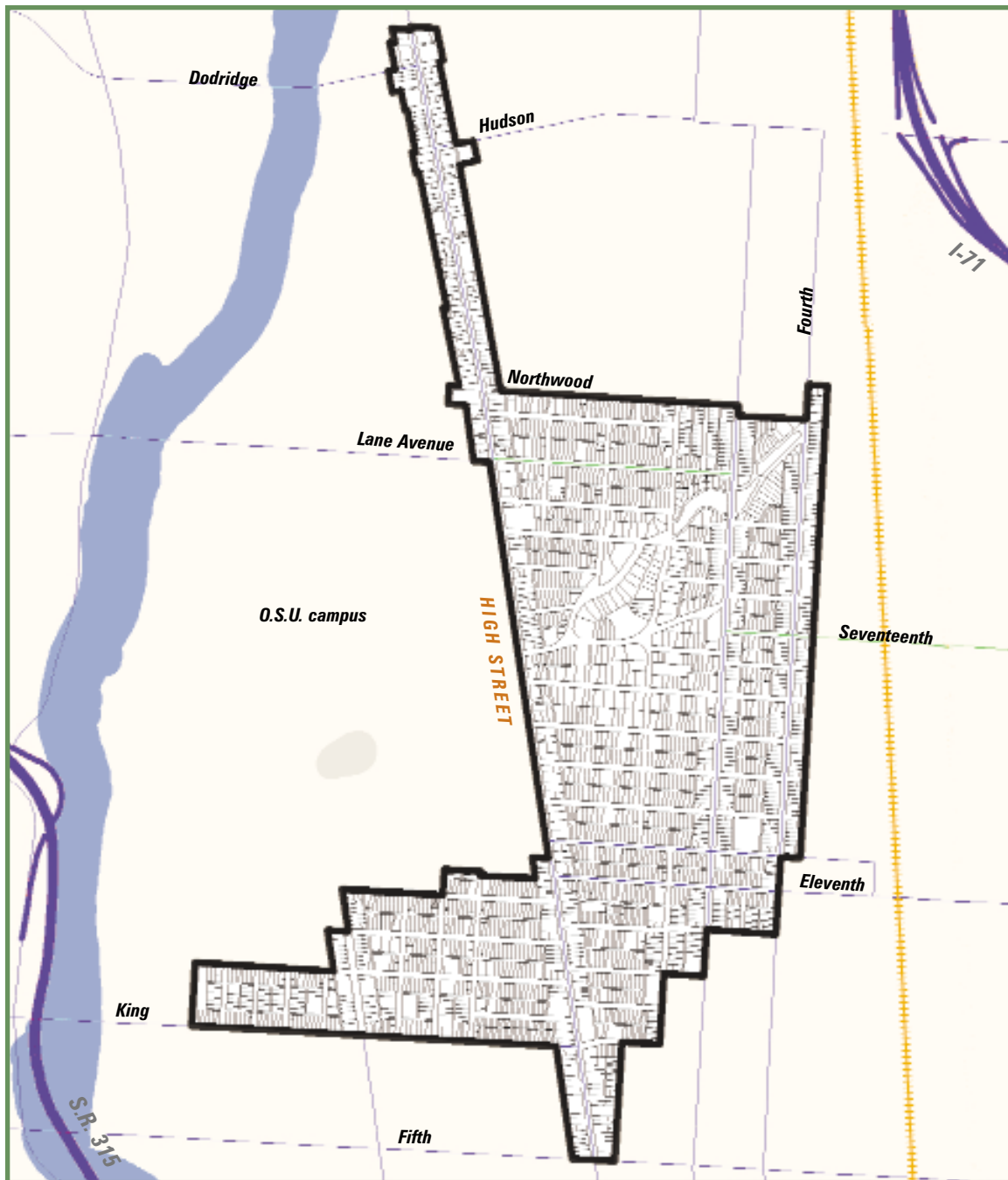
Thence southerly to Chittenden Avenue; thence westerly to Fourth Street; thence southerly to Ninth Avenue; thence westerly to Summit Street; thence southerly to Eighth Avenue; thence westerly to Indianola Avenue;

thence southerly to Seventh Avenue; thence westerly to Courtland Avenue; thence southerly to Fifth Avenue;

Thence westerly to Wall Street; thence northerly to King Avenue;

Thence westerly to a point two-hundred-fifty-five (255) feet west of Perry Street; thence northerly to an imaginary extension of Eighth Avenue; thence easterly along said extension and Eighth Avenue to the north/south alley just west of Neil Avenue; thence northerly to Ninth Avenue; thence easterly to Neil Avenue; thence northerly to Tenth Avenue; thence easterly to Highland Street; thence northerly to the east/west alley just south of Eleventh Avenue; thence easterly along said alley to Wall Street; thence northerly to Eleventh Avenue; thence easterly to High Street;

Thence northerly to Lane Avenue; thence westerly to Wall Street; thence northerly along Wall Street, and any imaginary connective extensions thereof, to Kinnear Alley; thence continuing northerly along the rear property line of parcels fronting High Street to a point one-hundred-thirty (130) feet north of the centerline of North Street; thence easterly approximately one-hundred-eighty-three (183) feet to the centerline of High Street; and thence northerly to the intersection of High Street and Arcadia Avenue, the place of beginning.



The University Impact District

(B) All parcels, or portions thereof, within the Impact District are subject to the review and approval provisions herein, under Regulations for the University Impact District, and as administered by the University Area Review Board.

3372.580 University Area Review Board.

(A) Creation, members, and term. Established by Ordinance 2054-92, the University Area Review Board, hereafter referred to as the Review Board, shall consist of seven

impact district regulations

members appointed by the Mayor to serve without compensation. Council recommends that appointments to the Review Board include:

- (3) three registered architects designated by the American Institute of Architects;
- (1) one designee of the Columbus Apartment Association who owns property within the Impact District;
- (1) one designee of the University Community Business Association who is a merchant or owner of a retail business or property within the Impact District;
- (1) one designee of the University Area Commission;

and after consultation with each of the above organizations,

- (1) one at-large member, who may include one engaged in the livelihood of architectural design, history, or preservation; construction; property management; or real estate.

The term of membership shall be for three years, except for the initial terms of one year for two members and two years for another two members. A vacancy shall be filled in the same manner as the original appointment was made.

- (B) Organization, rules of procedure, and meetings. The Review Board shall meet and organize by the electing officers, adopting rules of procedure, and providing for regular and special meetings. A quorum of four members is necessary for official action. The Review Board shall hold regularly scheduled meetings and may call for special meetings. All meetings shall be open to the public and notice of scheduled meetings published in the City Bulletin. The Department shall staff the meetings and maintain a record of the proceedings.

- (C) Duties. The duties of the Review Board are:

- (1) to preserve, protect and enhance the urban environment and neighborhood characteristics of the University Area;
- (2) to hear, decide, and take action on all applications for a Certificate of Zoning Clearance and applicable permits or registrations, and when appropriate, issue a Certificate of Approval thereon;
- (3) to review applications for a zoning change, variance, or special permit that may cause a stated guideline to apply and to forward comments to the appropriate decision-making body; and
- (4) to develop and promulgate guidelines pertaining to compatibility and appearance as necessary to clarify development objectives and enhance the development guidelines herein.

- (D) Jurisdiction. The review jurisdiction of the Review Board applies to all properties within the Impact District.

3372.581 Certificate of Approval.

- (A) Required. Within the Impact District, no person shall undertake any work, including the construction or exterior alteration of a building or structure, a change on or to the site, and the installation of a graphic or curb cut, that requires a certificate of zoning clearance, registration certificate, building permit, or installation permit without first obtaining a Certificate of Approval from the Review Board. A Certificate of Approval is not required for the razing of a building or for normal exterior maintenance or repair work that does not result in a change in material, design, dimensions, shape, or arrangement.

- (B) Application, review, and delegation of authority. To be heard at a regularly scheduled meeting of the Review Board, a complete application for a Certificate of Approval must be submitted to the Department at least ten (10) days prior to the meeting. The application must indicate compliance with all applicable zoning and building code standards and/or include a statement of hardship if seeking a variance. Upon presentation of the application to the Review Board by the applicant or his representative, the Review Board will decide if the proposed application is in compliance with the guidelines in accordance with principles of good design.

However, by a unanimous affirmative vote, the Review Board may delegate its authority to the Director or his/her designee to issue Certificates of Approval for: (a) projects which fully comply with the guidelines herein, and any subsequent guidelines; or (b) for items and designs previously reviewed and judged appropriate by the Review Board or its predecessor. This provision shall not be so construed that previously approved project designs are automatically approved for any other application. The applicant always has the option to have his application reviewed by the Review Board.

- (C) Issuance. Following a determination that the objectives and intent of all applicable guidelines herein, and any subsequent guidelines, are met in accordance with the provisions herein, the Review Board will issue a Certificate of Approval. A motion to approve a Certificate of Approval application must receive four (4) affirmative votes to pass. A Certificate of Approval is valid for one year from the date of issuance, unless other limits are stated as a condition of the certificate.

In the event of concurrent jurisdiction with the Historic Resources Commission (HRC), a Certificate of Appropriateness from the HRC is required before the Review Board considers the project for conformance with this subchapter.

3372.582 Appeal.

Appeal of findings and determinations of the Review Board based on a claim of substantial economic hardship may be taken to the Board of Commission Appeals. Appeal for any reason other than substantial economic hardship may be made to the courts.

3372.583 Issuance of zoning clearance, registration, or permit.

When a Certificate of Approval is required, a valid certificate must accompany an application for a certificate of zoning clearance, registration certificate, building permit, or installation permit before the Department issues such certificate or permit.

3372.584 Zoning change, variance, or special permit.

Within the Impact District, an application for a zoning change, variance, or special permit that may cause a stated guideline to apply, as determined by the Department, shall be reviewed by the Review Board prior to being heard by the approving body. The Review Board shall consider such application and forward any comments to the appropriate decision-making body.

3372.585 Development & design guidelines.

To further the objective of compatible development within the Impact District, an application for a Certificate of Approval is subject to and evaluated upon the guidelines herein and any amplifications thereto adopted by the Review Board. Though the following guidelines assist the applicant and the Review Board to arrive at an appropriate proposal, they may not address or be applicable to every situation, and therefore, special circumstances may suggest variations that could yield an equally compatible project.

- (1) Specific guidelines for dwellings within residentially zoned districts:
 - (a) The overall length of a building shall be no more than two and one-half (2½) times the building's overall width.
 - (b) The first floor above grade shall be no less than two and one-half (2½) feet and no more than three and one-half (3½) feet above the finished grade line; or the façade should be designed to give the appearance of a first floor height within these limits. This requirement is not intended to preclude gentle grade changes or ramping to permit handicapped accessibility.
 - (c) The pitch of a principal building's main roof shall be no shallower than eight units vertical to twelve units horizontal (8:12). A gambrel, mansard, or variation thereof shall not be permitted.
 - (d) At least one-third (1/3) of the front facade area (width times the height of the exposed wall area enclosing any living space-excluding gable) shall be visually and physically unobstructed by

any porch or portion thereof. The width of a front porch shall not exceed ninety percent (90%) of the width of the building's front facade. No porch shall be permitted above the second story. A porch roof shall give the appearance of being separate and secondary to the main roof.

- (e) Exclusive of any roof overhang, no portion of a front porch or terrace may extend into the front setback more than eight (8) feet. A balcony may extend into the front setback no more than four (4) feet. Exterior stairs to any floor other than the first floor shall not be permitted within the front setback area. A first floor deck shall not be permitted in the front yard.
- (f) Window and window elements, excluding basement windows, shall have vertical proportions of three units vertical to two units horizontal (3:2), or greater. Windows and doors shall constitute no less than twenty percent (20%) of the building's front facade.
- (g) No more than two predominant wall materials, excluding foundations, gables, and windows/doors with associated trim, shall be used on a building. The same material treatment shall be used around the entire building. Horizontal lap siding shall have a narrow exposure. Natural wood tones are uncharacteristic and any exposed wood elements, other than flooring, shall be either painted or stained opaquely with a coordinated color.
- (h) A rear deck, rear patio, or combination thereof, shall cover no more than two hundred (200) square feet of lot area.

- 2) Specific guidelines for the High Street corridor:
 - (a) As referenced in the document *University/High Street Development & Design Guidelines*, 4/02, and any subsequent revisions or amendments thereto.
- (3) General guidelines:
 - (a) Context and visual compatibility. A new building or any addition or alteration to an existing building shall be compatible and appropriate with its own integrity and with that of surrounding contributing buildings, public ways, and places to which it is visually related in terms of: placement, setback and orientation; scale, size and height; massing, proportions and shape; directional expression and alignment; rhythm of building spacing; rhythm of building shape, porches and other projections; relationship of solids to voids in facades; proportion of facade openings; and relationship of materials, texture and color.
 - (b) Site treatment. Consideration shall be given to the following elements regarding appropriateness and compatibility with the area: setback and yards; lot coverage and out-buildings; parking; landscaping; outdoor space (e.g., patio, deck, or recreational area); walkway; fence or wall; refuse storage facility; lighting; and alleyscape. In addition, the following shall be considered:
 1. Where practical, significant site features should be respected and retained including, but not limited to, brick or stone walls, decorative stanchions, mature trees and existing landscaping features.
 2. Landscaping should include foundation plantings and appropriate grass or ground cover of yard areas. On corner lots, plantings are desirable along all portions of the foundation visible from the street.
 3. Front yard landscaping should include one tree of at least two and one-half (2½) inch caliper for every fifty (50) feet of frontage or no less than one such tree per lot.
 4. Paved surfaces (e.g., concrete, brick, or stone) should be provided to accommodate pedestrian travel from public walkways and parking areas to the building.
 5. On-site parking should be designed and executed so as to upgrade both the appearance of the property and pedestrian and vehicular traffic safety in the immediate neighborhood.
 6. New curb cuts should not be constructed for properties that have access from an alley or other existing route or where characteristically inappropriate.
 7. Lights used to illuminate a parking lot should be selected and arranged so as to direct and reflect the light away from any adjacent property or public way.
 - (c) Building. A new building or any addition or alteration to an existing building shall be compatible and appropriate with its own integrity and with that of surrounding contributing buildings, public ways, and places to which it is visually related in terms of: platform; body (e.g., shape, size, proportions, stories, or projections); roofs (e.g., cornice/eaves, dormers, or chimneys); porches; doors and entryways; fenestration; materials; ornamentation, trim and detailing; and other elements such as storm or screen doors and windows, skylights, awnings, mechanical

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equipment, mailboxes, and colors. In addition the following shall be considered:

1. Elements of a non-habitable building, including, but not limited to, a garage, utility shed, porch, or exterior stair, should be compatible and/or consistent with the existing streetscape. A porch, including its roof and balustrade, should be in keeping with the residential character of the area.
2. Building appurtenances and projections, including, but not limited to, a porch, stoop, bow or bay window, awning, exterior stair, light fixture, or signage, should be in scale with the total composition of the building itself and the character of the area.
3. Generally an addition should meet the same guidelines as new construction, but should respond specifically to the

building of which it is a part. An addition should not overpower the original building and should be added in an unobtrusive way. The connection of the addition to the original building should be designed so that it does not detract from either.

4. Nothing in these guidelines is intended to constrain handicapped accessibility. All lifts or ramps shall be designed with sensitivity to the building's design.

- (d) Graphics. A sign's design, size, location, material, lighting, and color should complement the building's design and reflect the nature of the surrounding area.

(Please check with Columbus Zoning, 645-7314, for current applicable code provisions.)

APPENDIX

G

Urban Commercial Overlay Code

3372.601 Definitions.

Building Frontage: “Building frontage” means the side, or facade, of a building closest to and most nearly parallel to an abutting street.

Building Frontage, Primary: “Primary building frontage” means a building frontage that abuts a street listed in the *Columbus Thoroughfare Plan*.

Building Frontage, Secondary: “Secondary building frontage” means a building frontage that abuts a street not listed in the *Columbus Thoroughfare Plan*.

Building Rear: “Building rear” means the wall or plane opposite the primary building frontage. For a building on a corner lot, the building rear is the wall or plane opposite the wall or plane containing the principal building entrance.

Drive-Thru: “Drive-thru” means a building or portion of a building designed for customers to receive goods or services while remaining in a motor vehicle.

Parking Lot: “Parking lot” means any off-street public or private area, under or outside of a building or structure, designed and used for the temporary storage of motor vehicles.

Principal Building: “Principal building” means a building in which the principal use of the property is conducted. A parcel may contain more than one principal building.

Public-Private Setback Zone: “Public-private setback zone” means an area between a principal

building and a public street right-of-way line utilized for seating, outdoor dining, public art and/or other pedestrian amenities.

Reconstruction: “Reconstruction” means the replacement or rebuilding of a building, premises or structure.

Setback: “Setback” means the distance between a building, structure or parking lot and any lot line or street right-of-way line.

3372.603 Purpose.

The purpose of the Urban Commercial Overlay (UCO), consisting of Columbus City Code Sections 3372.601 through 3372.699, inclusive, is to regulate commercial development in specifically designated areas in order to protect, re-establish and retain the unique architectural and aesthetic characteristics of older, urban commercial corridors.

The provisions of the UCO are intended to encourage pedestrian-oriented development featuring retail display windows, reduced building setbacks, rear parking lots, and other pedestrian-oriented site design elements. Where applied, UCO standards generally require full compliance for new construction, partial compliance for exterior building additions and alterations and minimal or no compliance for routine maintenance and the replacement in-kind of materials.

3372.605 Designated areas.

The standards of the UCO apply to those portions of older, urban commercial corridors determined by City Council to be necessary to retain, develop, and redevelop pedestrian-oriented architecture and urban land use patterns where recent development has displaced, or threatens to displace, the original pedestrian streetscape. The boundaries of designated UCO areas are part of the Official Zoning Map and described in separate sections beginning with C.C. 3372.650.

The application, notification, and approval procedures for a rezoning must be followed when establishing an UCO area.

3372.607 Applicability and extent.

The standards and requirements of the UCO apply as follows:

- (A) On a commercially-zoned or commercially-used property within a designated UCO area:
 - (1) The placement, construction, or reconstruction of a principal building is subject to all standards and requirements of this sub-Chapter;
 - (2) The expansion of a principal building's gross floor area by up to 50% is subject to C.C. 3372.611 and 3372.613 and the expansion of a principal building's gross floor area by more than 50% is subject to all standards and requirements of this sub-Chapter;
 - (3) The extension or expansion of a principal building towards a public street is subject to all standards and requirements of this sub-Chapter; and
 - (4) Exterior alteration of a primary building frontage is subject to C.C. 3372.611 and 3372.613. Secondary building frontages and primary building frontages set back

from an abutting street a distance of more than 30 feet are exempt from this requirement. For purpose of this requirement, the placement of window shutters, fabric canopies and awnings and/or building-mounted signage is not considered to be exterior alteration.

- (B) The construction or installation of parking lots, fences and other accessory structures on commercially-zoned or commercially-used properties shall comply with C.C. 3372.609 B. and C., 3372.611, 3372.613, and 3372.615.
- (C) The standards and requirements of this sub-Chapter may be waived for buildings officially recognized as historic if they would result in an unacceptable modification of the original, historic appearance of the building as determined by the City of Columbus Historic Resources Commission.
- (D) Residentially-zoned properties and residences are exempt from the standards and requirements of this sub-Chapter, except in architectural review commission districts.
- (E) In architectural review commission districts, residences, residentially-zoned properties and commercially-zoned or commercially-used properties are subject to C.C. 3372.615 and 3372.609, excepting 3372.609 B, and are not subject to Sections 3372.611 and 3372.613.
- (F) Routine maintenance and in-kind replacement of materials are exempt from the standards and requirements of this sub-Chapter.

The standards contained in the UCO are in addition to the regulations of the underlying zoning districts. Where the provisions of this sub-Chapter conflict with those of the underlying zoning district or other provisions of this Zoning Code, the most restrictive provision applies.

3372.609 Setback requirements.

Setback requirements are as follows:

- (A) The minimum building setback is zero (0) feet and the maximum building setback is ten (10) feet, except where a Public-Private Setback Zone is provided. Where a Public-Private Setback Zone is provided, a maximum setback of 15 feet is permitted for up to 50% of the building frontage.
- (B) The minimum setback for parking lots is five (5) feet. Parking lots and accessory buildings shall be located at the rear of the principal building. Where access to the rear of the property is not possible from a public alley or street, up to 50% of the parking may be located at the side of the principal building.
- (C) The minimum setback for fences and masonry is or stone walls zero (0) feet.

3372.611 Design standards.

Design standards are as follows:

- (A) A primary building frontage shall incorporate at least one main entrance door. At a building corner where two primary building frontages meet, one main entrance door may be located so as to meet the requirement for both building frontages.
- (B) A building frontage that exceeds a width of 50 feet shall include vertical piers or other vertical visual elements to break the plane of the building frontage. The vertical piers or vertical elements must be spaced at intervals of 15 feet to 35 feet along the entire building frontage.
- (C) For each primary building frontage, at least 60% of the area between the height of 2 feet and 10 feet above the nearest sidewalk grade shall be clear/non-tinted window glass permitting a view of the building's interior to a minimum depth of 4 feet. For a secondary building frontage, the pattern of window

glass must continue from the primary frontage a minimum distance of 10 feet.

- (D) All roof-mounted mechanical equipment shall be screened from public view to the height of the equipment. The design, colors and materials used in screening shall be architecturally compatible with the rooftop and the aesthetic character of the building.
- (E) Dumpsters and all ground-mounted mechanical equipment shall be located at the rear of the building and screened from public view to the height of the dumpster/equipment.
- (F) Fences, with or without masonry piers, shall be decorative and constructed of ornamental metal tubes or solid metal bars. Fences may not exceed a height of 4 feet.
- (G) Masonry or stone walls may be used for screening, sitting, or used as independent architectural elements. Walls may not exceed a height of 4 feet.
- (H) In architectural review commission districts, required screening will be the screening approved by the architectural review district commissions. In all other areas, screening shall consist of either:
 - (1) A 4-foot high solid masonry or stone wall; or
 - (2) A 4-foot high decorative metal tube or solid metal bar fence located at the street right-of-way line (property line), with or without masonry pier supports, with a minimum 3 foot wide landscaped area along the parking lot side of the fence. The landscaped area shall be planted with three evergreen shrubs and one deciduous shade tree per 30 feet of frontage. Trees and shrubs shall be maintained in good condition; dead material shall be replaced within one year.
- (I) Commercial signage shall comply with C.C. 3375-3383. Billboard signs are not permitted.

3372.613 Drive-thru uses.

Drive-thru pickup windows and coverings are prohibited on primary building frontages and shall be attached to the rear or side of the principal building.

3372.615 Parking and circulation.

Parking, access and vehicular circulation standards are as follows:

- (A) Parking, stacking and circulation aisles are not permitted between a public street right-of-way line and a principal building.
- (B) Additional curb cuts along streets identified in the Columbus Thoroughfare Plan will not be permitted unless the Division of Transportation staff determines that a new curb cut is the only means available to provide vehicular access to the site and that the new location of the curb cut meets the requirements of the Division of Transportation.
- (C) The required number of off-street parking spaces may be reduced by up to 50% by the Chief Zoning Official or designee in consultation with the Division of Transportation staff. Factors to be considered include, but are not limited to: the availability of on-street, public, permit or shared parking; available transit service; pedestrian traffic and accessibility; elimination of arterial curb cuts; recommendation of architectural review commission; hours of operation and existing/proposed land use.

- (D) The required number of loading spaces may be eliminated at the discretion of the Chief Zoning Official or designee, with due consideration given to: frequency and time of deliveries; size and nature of vehicles accommodated by the loading spaces; the character of the neighborhood; and impact upon adjoining streets or alleys.

(Please check with Columbus Zoning, 645-7314, for current applicable code provisions.)